

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
Alexandria Division**

In re: )  
)  
EAGLE PROPERTIES AND ) Bankruptcy Case  
INVESTMENTS, LLC, ) No. 23-10566-KHK  
) Chapter 7  
Debtor. )  
\_\_\_\_\_ )

**ORDER APPROVING SALE OF 6958 NEW OXFORD ROAD, HARRISBURG, PA  
FREE AND CLEAR OF LIENS, CLAIMS AND INTERESTS  
PURSUANT TO 11 U.S.C. § 363(f)**

UPON CONSIDERATION of the motion (Docket No. 572) (“Motion”) of H. Jason Gold, chapter 7 trustee (“Trustee”), to approve the sale of the property commonly known as 6958 New Oxford Road, Harrisburg, Pennsylvania (“Property”); and it appearing that proper and adequate notice of the Motion has been given and that no further notice is necessary; and it appearing that the proposed sale is in the best interest of the estate and its creditors, and it further appearing that based upon the endorsements of counsel set forth below that Orrstown Bank and Bala Jain, LLC have consented to the sale of the Property as set forth herein, free and clear of all liens, claims and interests, accordingly:

**IT IS HEREBY ORDERED THAT:**

1. The Motion is GRANTED.
2. The Trustee is authorized to sell the Property<sup>1</sup> to Heather Abdallah (the

\_\_\_\_\_  
<sup>1</sup> Having the following legal description:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN DAUPHIN COUNTY, COMMONWEALTH

“Purchaser”) for \$250,000.00 consistent with the sales contract attached to the Motion.

3. The Trustee is authorized to pay the secured claim of Orrstown Bank at closing as set forth in the draft ALTA attached hereto as Exhibit A (“ALTA”).

4. The sale shall be free and clear of that certain Praeceptum to Index Action as Lis Pendens filed by Bala Jain, LLC in the Land Records of Dauphin County, Pennsylvania as Instrument Number 20220035869, pursuant to 11 U.S.C. § 363(f). All claims asserted by Bala Jain related to the Lis Pendens shall attach to the net proceeds of sale other than as set forth in paragraph 5 below.

5. At closing, the Trustee shall receive, for the benefit of the estate the sum of \$7,500.00 representing his commission under Section 326 of the Bankruptcy Code plus \$12,500.00 as additional consideration for the bankruptcy estate free and clear of all liens, claims and interests. In addition, the bankruptcy estate shall be reimbursed the sum of \$2,000.00 related to the settlement payment to West Hanover Township. All remaining net proceeds of sale, if any, shall be held by the Trustee pending resolution of the claims of Bala Jain, LLC and further order of this Court.

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OF PENNSYLVANIA, TO WIT:

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND SITUATE IN WEST HANOVER TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH SIDE OF NEW OXFORD ROAD AT THE DIVISION LINE BETWEEN LOTS #37 AND #38, SAID POINT BEING 588.01 FEET WEST OF THE INTERSECTION OF NEW OXFORD AND REGENT ROADS; THENCE ALONG LOT #38 S 23 DEGREES 08' E 100.0 FEET TO A POINT AT RECREATION LAND; THENCE ALONG RECREATION LAND S 57 DEGREES 46' 40" W 71.09 FEET TO A POINT AT LOT #36; THENCE ALONG LOT #36 N 30 DEGREES 14' 50" W 111.12 FEET TO A POINT ON THE SOUTH SIDE OF NEW OXFORD ROAD; THENCE ALONG THE SOUTH SIDE OF NEW OXFORD ROAD BY A CURVE TO THE RIGHT HAVING A RADIUS OF 125.0 FEET, AN ARC LENGTH OF 15.52 FEET; THENCE ALONG SAME N 66 DEGREES 52' E 68.47 FEET TO A POINT, THE PLACE OF BEGINNING. CONTAINING 8,180 SQUARE FEET. BEING LOT #37, PHASE II, WESTFORD CROSSING, RECORDED IN PLAN BOOK "W", VOLUME 3, PAGE 100. SAID PROPERTY BEING KNOWN FOR PURPOSES OF ASSESSMENT AND TAXATION PURPOSES AS PROPERTY IDENTIFICATION NO. 68-045-050-000-0000.

6. The Trustee is authorized to pay a three percent (3%) commission to his broker Century 21 New Millennium at closing for services rendered in representing the Trustee in connection with the sale.

7. The Trustee is authorized to pay a two and one half percent (2.5%) commission to Real Broker, LLC at closing for services rendered in representing the Buyer in connection with the sale.

8. The Trustee is authorized to pay all outstanding real estate taxes and other customary closing costs consistent with the ALTA.

9. The Trustee is authorized to reimburse Auction Markets, LLC at closing in an amount not to exceed \$500.00 for any utility and property preservation expenses as needed.

10. The Trustee is authorized to request and receive all information concerning the liens and debt held by any secured creditor necessary to close on the sale including but not limited to the loan payoff balance, proof of lien perfection, hazard insurance coverage, escrow account balance and other information. Secured creditors are authorized and directed to promptly provide said information to the Trustee upon request of the Trustee, subject to the right of any secured creditor to oppose the request.

11. This Order may be recorded in the land records wherein the subject Property is located.

12. This Court retains jurisdiction with respect to any disputes regarding the Property following the sale.

13. This Order shall be effective immediately and shall not be subject to the stay provided in Federal Rule of Bankruptcy Procedure 6004(h) or any other applicable stay.

Dated: Aug 28 2024

/s/ Klinette H Kindred  
United States Bankruptcy Judge

Entered On Docket: Aug 29 2024

PREPARED BY:

NELSON MULLINS RILEY & SCARBOROUGH LLP  
101 Constitution Avenue, NW, Suite 900  
Washington, DC 20001  
Tel: (202) 689-2800  
Fax: (202) 689-2860  
Email: [dylan.trache@nelsonmullins.com](mailto:dylan.trache@nelsonmullins.com)

By: /s/ Dylan G. Trache  
Dylan G. Trache, Va. Bar No. 45939

*Counsel to the Chapter 7 Trustee*

SEEN AND AGREED:

OFFIT KURMAN, P.A.  
7501 Wisconsin Avenue  
Suite 1000W  
Bethesda, MD 20814  
Tel: (240) 507-1700  
Fax: (204) 507-1735  
Email: [snichols@offitkurman.com](mailto:snichols@offitkurman.com)

By: /s/Stephen Nichols (by DGT with authority)  
Stephen Nichols, Va. Bar No. 32443

*Attorneys for Orrstown Bank*

SEEN:

ROGAN MILLER ZIMMERMAN, PLLC  
50 Catoctin Circle, NE, Suite 300  
Leesburg, Virginia 20176  
Phone No. (703) 777-8850  
Fax No: (703) 777-8854  
E-mail: crogan@RMZLawFirm.com

BY: /s/Christopher L. Rogan (by DGT with authority)  
Christopher L. Rogan (Bar No. 30344)

*Attorneys for Bala Jain, LLC*

**CERTIFICATION PURSUANT TO LOCAL RULE 9022-1(C)**

I HEREBY CERTIFY that this Order has been endorsed by all necessary parties.

/s/ Dylan G. Trache  
Dylan G. Trache

**LIST OF PARTIES TO RECEIVE NOTICE OF ENTRY**  
**PURSUANT TO LOCAL RULE 9022-1**

Dylan G. Trache  
NELSON MULLINS RILEY & SCARBOROUGH LLP  
101 Constitution Avenue, NW, Suite 900  
Washington, DC 20001

Michael Freeman  
OFFICE OF THE UNITED STATES TRUSTEE  
1725 Duke Street, Suite 650  
Alexandria, Virginia 22314

Stephen Karbelk  
Team Leader, RealMarkets  
Century 21 New Millennium  
Century 21 Commercial New Millennium  
6629 Old Dominion Drive  
McLean, VA 22101

Christopher Rogan  
ROGAN MILLER ZIMMERMAN, PLLC  
50 Catoctin Circle, NE, Suite 300  
Leesburg, Virginia 20176

Stephen Nichols  
OFFIT KURMAN P.A.  
7501 Wisconsin Avenue  
Suite 1000W  
Bethesda, MD 20814

**Exhibit A**

D. NAME AND ADDRESS OF BORROWER:  
Heather Abdalla

E. NAME AND ADDRESS OF SELLER:  
H. Jason Gold, Bankruptcy Trustee of the  
Bankruptcy Estate of Eagle Properties and  
Investments, LLC  
PO Box 57359  
Washington, DC 20037

F. NAME AND ADDRESS OF LENDER:  
One Real Mortgage

Case 23-10566-KHK Doc 628 Filed 08/31/24 Entered 09/01/24 00:13:09 Desc  
Image Certificate of Notice Page 8 of 13

G. PROPERTY LOCATION:  
6958 New Oxford Road  
Harrisburg, PA 17112  
Dauphin County, Pennsylvania

H. SETTLEMENT AGENT: 87-1865232  
Integrated Land Transfer, LLC  
PLACE OF SETTLEMENT:  
3421 Market Street  
Camp Hill, PA 17011

I. SETTLEMENT DATE:  
August 30, 2024  
DISBURSEMENT DATE:  
August 30, 2024

J. SUMMARY OF BORROWER'S TRANSACTION				K. SUMMARY OF SELLER'S TRANSACTION			
100. GROSS AMOUNT DUE FROM BORROWER:				400. GROSS AMOUNT DUE TO SELLER:			
101.	Contract sales price		250,000.00	401.	Contract sales price		250,000.00
102.	Personal property			402.	Personal property		
103.	Settlement charges to borrower (line 1400)		5,083.75	403.			
104.				404.			
105.				405.			
Adjustments for items paid by seller in advance				Adjustments for items paid by seller in advance			
106.	City/Town taxes			406.	City/Town taxes		
107.	County/Township Taxes	08/30/24 to 12/31/24	372.46	407.	County/Township Taxes	08/30/24 to 12/31/24	372.46
108.	School Taxes	07/01/24 to 06/30/25	1,806.25	408.	School Taxes	07/01/24 to 06/30/25	1,806.25
109.	Quarterly Sewer	08/30/24-09/30/24	54.96	409.	Quarterly Sewer	08/30/24-09/30/24	54.96
110.	Yearly Stormwater	08/30/24-12/31/24	22.23	410.	Yearly Stormwater	08/30/24-12/31/24	22.23
111.				411.			
112.				412.			
120.	GROSS AMOUNT DUE FROM BORROWER		257,339.65	420.	GROSS AMOUNT DUE TO SELLER		252,255.90
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:				500. REDUCTIONS IN AMOUNT DUE TO SELLER:			
201.	Deposit or earnest money		5,000.00	501.	Excess deposit (see instructions)		
202.	Principal amount of new loan(s)			502.	Settlement charges to seller (line 1400)		51,474.22
203.	Existing loan(s) taken subject to			503.	Existing loan(s) taken subject to		
204.				504.	Payoff of first mortgage loan		200,781.68
205.				505.	Payoff of second mortgage loan		
206.				506.			
207.				507.	Dep. disbursed as proceeds		
208.				508.			
209.				509.			
Adjustments for items unpaid by seller				Adjustments for items unpaid by seller			
210.	City/Town taxes			510.	City/Town taxes		
211.	County taxes			511.	County taxes		
212.	Assessments			512.	Assessments		
213.				513.			
214.				514.			
215.				515.			
216.				516.			
217.				517.			
218.				518.			
219.				519.			
220.	TOTAL PAID BY/FOR BORROWER		5,000.00	520.	TOTAL REDUCTION AMOUNT DUE SELLER		252,255.90
300. CASH AT SETTLEMENT FROM/TO BORROWER:				600. CASH AT SETTLEMENT TO/FROM SELLER:			
301.	Gross amount due from Borrower (Line 120)		257,339.65	601.	Gross amount due to Seller (Line 420)		252,255.90
302.	Less amount paid by/for Borrower (Line 220)	(	5,000.00)	602.	Less reductions due Seller (Line 520)	(	252,255.90)
303.	CASH FROM BORROWER		252,339.65	603.	CASH TO/FROM SELLER		0.00

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower

Heather Abdalla

Seller

H. Jason Gold, Bankruptcy Trustee of the Bankruptcy Estate of  
Eagle Properties and Investments, LLC

BY: \_\_\_\_\_

TO THE BEST OF MY KNOWLEDGE, THE HUD-1 SETTLEMENT STATEMENT WHICH I HAVE PREPARED IS A TRUE AND ACCURATE ACCOUNT OF THE FUNDS WHICH WERE RECEIVED AND HAVE BEEN OR WILL BE DISBURSED BY THE UNDERSIGNED AS PART OF THE SETTLEMENT OF THIS TRANSACTION.

Integrated Land Transfer, LLC

BY: \_\_\_\_\_  
Settlement Agent

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE: TITLE 18 U.S. CODE SECTION 1001 & SECTION 1010.



802.	Loan discount	to			
803.	Appraisal fee	to			
804.	Credit report	to			
805.	Lender's inspection fee	to			
806.	Mortgage insurance application fee	to			
807.	Assumption fee	to			
808.		to			
809.		to			
810.		to			
811.		to			
<b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>					
901.	Interest From 8/30/2024 to 9/1/2024 @ \$	/day (2 days %)			
902.	Mortgage insurance premium	for month to			
903.	Hazard insurance premium	for year to			
904.		for year to			
905.		to			
<b>1000. RESERVES DEPOSITED WITH LENDER</b>					
1001.	Hazard insurance	Months @ \$	per Month		
1002.	Mortgage insurance	Months @ \$	per Month		
1003.	City property taxes	Months @ \$	per Month		
1004.	County/Township Taxes	Months @ \$	per Month		
1005.	School Taxes	Months @ \$	per Month		
1006.		Months @ \$	per Month		
1007.		Months @ \$	per Month		
1008.		Months @ \$	per Month		
<b>1100. TITLE CHARGES</b>					
1101.	Settlement or closing fee	to			
1102.	Abstract or title search	to			
1103.	Title examination	to			
1104.	Title insurance binder	to			
1105.	Document preparation	to			
1106.	Notary fees	to			
1107.	Attorney's fees	to			
	(includes above item numbers: )				
1108.	Owner's policy premium	to Integrated Land Transfer, LLC	2,068.00		
	(includes above item numbers: )				
1109.	Lender's coverage				
1110.	Owner's coverage	\$ 250,000.00	2,068.00		
1111.	Wire Fee	to Integrated Land Transfer, LLC	40.00		
1112.	Abstract Search Fee	to Integrated Land Transfer, LLC	145.00		
1113.	ERecording Fee	to Integrated Land Transfer, LLC	10.00		
1114.	Deed Prep Fee	to Integrated Land Transfer, LLC	150.00	150.00	
1115.	Notary Fee	to Integrated Land Transfer, LLC	20.00		
1116.	Tax Cert Fee	to Integrated Land Transfer, LLC		80.00	
1117.	Wire Fee	to Integrated Land Transfer, LLC		40.00	
1118.	Overnight Label	to Integrated Land Transfer, LLC		50.00	
1119.	Good Standing Cert	to Integrated Land Transfer, LLC	40.00		
1120.	Storm Water Cert Fee	to Integrated Land Transfer, LLC		60.00	
1121.		to			
<b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>					
1201.	Recording fees;	Deed ; Mortgage \$110.75; Releases	110.75		
1202.	City/County tax/stamps;	Deed \$2,500.00; Mortgage	2,500.00		
1203.	State tax/stamps;	Deed \$2,500.00; Mortgage		2,500.00	
1204.		to			
1205.		to			
<b>1300. ADDITIONAL SETTLEMENT CHARGES</b>					
1301.	Survey	to			
1302.	Pest inspection	to			
1303.	2024 Cty/Twp Taxes	to Aaron Hoke		1,180.46	
1304.	2024-2025 School Tax	to Aaron Hoke		2,205.69	
1305.	326(a) Trustee Commission	to H. Jason Gold, Trustee		7,500.00	
1306.	Past Due/3rd Qtr Sewer	to Lower Paxton Township Authority		1,202.22	
1307.	Bankruptcy Estate Payment	to H. Jason Gold, Trustee		12,500.00	
1308.	Delinquent Taxes 2023 /2024	to Dauphin County Tax Claim Bureau		7,682.20	
1309.	RealMarkets Expense Reimbursement	to RealMarkets		500.00	
1310.	West Hanover Settlement Reimbursement	to H. Jason Gold, Trustee		2,000.00	
1311.	Annual Stormwater	to Keystone Collections Group		73.65	
1312.		to			
1313.		to			
1400.	<b>TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)</b>			5,083.75	51,474.22

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower

Seller

Heather Abdalla

H. Jason Gold, Bankruptcy Trustee of the Bankruptcy Estate of Eagle Properties and Investments, LLC

BY: \_\_\_\_\_

**Settlement Agent:** Integrated Land Transfer, LLC  
717-614-8710

**Place of Settlement:** 3421 Market Street  
Camp Hill, PA 17011

**Settlement Date:** August 30, 2024

**Disbursement Date:** August 30, 2024

**Property Location:** 6958 New Oxford Road  
Harrisburg, PA 17112  
Dauphin County, Pennsylvania

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**Adjustments For Items Paid By Seller In Advance (Borrower Debit)**
**Proration**

Date	Description	Amount	Proration Amount
08/30/24	Quarterly Sewer Buyer pays 32 Days of 92, Seller pays 60 Days of 92	158.00	08/30/24-09/30/24 54.96
<b>Total Line 109/409</b>			54.96
08/30/24	Yearly Stormwater Buyer pays 124 Days of 366, Seller pays 242 Days of 366	65.61	08/30/24-12/31/24 22.23
<b>Total Line 110/410</b>			22.23

**Payoffs**

Payee/Description	Note/Ref. No.	Borrower	Seller
Orrstown Bank			200,781.68
Payoff of first mortgage loan			
Loan Payoff		\$200,781.68	
Total Payoff		\$200,781.68	

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 Heather Abdalla

 H. Jason Gold, Bankruptcy Trustee of the Bankruptcy  
Estate of Eagle Properties and Investments, LLC

BY: \_\_\_\_\_

In re:  
Eagle Properties and Investments LLC  
Debtor

Case No. 23-10566-KHK  
Chapter 7

## CERTIFICATE OF NOTICE

District/off: 0422-9  
Date Rcvd: Aug 29, 2024

User: TaiGlennB  
Form ID: pdford11

Page 1 of 3  
Total Noticed: 3

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 31, 2024:

Recip ID	Recipient Name and Address
RE	+ Stephen Karbelk, Team Leader, RealMarkets, Century 21 New Millennium, 6629 Old Dominion Dr, McLean, VA 22101-4516

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	+ Email/Text: ustpregion04.ax.ecf@usdoj.gov	Aug 30 2024 00:31:00	UST smg Alexandria, Office of the U. S. Trustee, 1725 Duke Street, Suite 650, Alexandria, VA 22314-3489
prof	Email/Text: stephen@realmarkets.com	Aug 30 2024 00:30:00	Stephen Karbelk, Team Leader, RealMarkets, Century 21 New Millennium, 20405 Exchange St, Suite 221, Ashburn, VA 20147

TOTAL: 2

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 31, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 29, 2024 at the address(es) listed below:

Name	Email Address
Andrew S Goldstein	on behalf of Creditor GITSIT Solutions LLC AGoldstein@mglspc.com, jcoffman@mglspc.com
Barry W. Spear	on behalf of Creditor Aero Mortgage Loan Trust 2019- 1 Barry.Spear@bww-law.com bankruptcy@bww-law.com

District/off: 0422-9  
Date Rcvd: Aug 29, 2024

User: TaiGlennB  
Form ID: pdford11

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Total Noticed: 3

Bradley J. Swallow	on behalf of Defendant Main Street Bank bswallow@fblaw.com
Christian K. Vogel	on behalf of Interested Party Primis Bank kvogel@vogelandcromwell.com
Christian K. Vogel	on behalf of Defendant Primis Bank f/k/a Sona Bank kvogel@vogelandcromwell.com
Christopher A. Jones	on behalf of Debtor Eagle Properties and Investments LLC cajones@whitefordlaw.com clano@whitefordlaw.com,dchaney@whitefordlaw.com
Christopher L. Rogan	on behalf of Defendant Shail Butani crogan@rmzlawfirm.com
Christopher L. Rogan	on behalf of Creditor Bala Jain LLC crogan@rmzlawfirm.com
Christopher L. Rogan	on behalf of Defendant Ishwer Butani crogan@rmzlawfirm.com
Christopher L. Rogan	on behalf of Defendant Bala Jain LLC crogan@rmzlawfirm.com
Corey Simpson Booker	on behalf of Creditor Atlantic Union Bank corey.booker@atlanticunionbank.com
Craig M. Palik	on behalf of Creditor Trinity Universal Insurance Company cpalik@mhlawyers.com cpalik@yahoo.com;dmoorehead@mhlawyers.com;cpalik@ecf.inforuptcy.com;kmadden@mhlawyers.com;mnickerson@mhlawye rs.com
David S. Musgrave	on behalf of Creditor Fulton Bank N.A. dmusgrave@gfrlaw.com, vhilbun@gfrlaw.com
David S. Musgrave	on behalf of Defendant Fulton Financial Corporation dmusgrave@gfrlaw.com vhilbun@gfrlaw.com
Dylan G. Trache	on behalf of Trustee H. Jason Gold dylan.trache@nelsonmullins.com linnea.hann@nelsonmullins.com;alexandria.tracy@nelsonmullins.com;mari.cooper@nelsonmullins.com
Elizabeth Husebo	on behalf of Defendant Daniel J. Kotz ehusebo@grsm.com
Elizabeth Husebo	on behalf of Defendant First Class Title Inc. ehusebo@grsm.com
Erik W. Fox	on behalf of Creditor Vienna Oaks Office Center Condominium efox@reesbroome.com rhurley@reesbroome.com;Acruz@reesbroome.com
Gerard R. Vetter	ustpreion04.ax.ecf@usdoj.gov
H. Jason Gold	goldtrustee@fiduciaryservicesgroup.com VA19@ecfbis.com;hjc@trustesolutions.net;lgrahl@fsscommerce.com
Hannah White Hutman	on behalf of Creditor Bank of Clarke County hhutman@hooverpenrod.com scurtis@hooverpenrod.com;hooverpenrodplc@jubileebk.net
J. P. McGuire Boyd, Jr	on behalf of Defendant Atlantic Union Bank mboyd@williamsmullen.com
J. P. McGuire Boyd, Jr	on behalf of Creditor Atlantic Union Bank mboyd@williamsmullen.com
J. P. McGuire Boyd, Jr	on behalf of Defendant Bank of Clarke County mboyd@williamsmullen.com
Jack Frankel	on behalf of U.S. Trustee Gerard R. Vetter jack.i.frankel@usdoj.gov USTPRegion04.ax.ecf@usdoj.gov;Robert.W.Ours@usdoj.gov
James R. Meizanis, Jr.	on behalf of Creditor LINKBANK jmeizanis@bklawva.com jroot@bklawva.com;mnoble@bklawva.com
James R. Meizanis, Jr.	on behalf of Creditor Virginia Partners Bank jmeizanis@bklawva.com jroot@bklawva.com;mnoble@bklawva.com
Jeffery T. Martin, Jr.	

District/off: 0422-9

User: TaiGlennB

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Date Rcvd: Aug 29, 2024

Form ID: pdford11

Total Noticed: 3

on behalf of Debtor Eagle Properties and Investments LLC jeff@martinlawgroup.com  
martin.jefferyt.b119228@notify.bestcase.com;brittany@martinlawgroupva.com;jeff@martinlawgroupva.com

Jeffery T. Martin, Jr.

on behalf of Plaintiff Eagle Properties and Investments LLC jeff@martinlawgroup.com  
martin.jefferyt.b119228@notify.bestcase.com;brittany@martinlawgroupva.com;jeff@martinlawgroupva.com

Jeffery T. Martin, Jr.

on behalf of Counter-Defendant Eagle Properties and Investments LLC jeff@martinlawgroup.com  
martin.jefferyt.b119228@notify.bestcase.com;brittany@martinlawgroupva.com;jeff@martinlawgroupva.com

Jeremy B. Root

on behalf of Creditor Virginia Partners Bank jroot@bklawva.com  
tjones@bklawva.com;mnoble@bklawva.com;wcasterlinejr@bklawva.com;jmeizanis@bklawva.com

John E Reid

on behalf of Debtor Eagle Properties and Investments LLC jack@martinlawgroup.com jack@martinlawgroupva.com

John Tucker Farnum

on behalf of Interested Party SC&H Group jfarnum@milesstockbridge.com  
jfarnumecfnotices@gmail.com;dbernard@milesstockbridge.com

Joshua David Stiff

on behalf of Debtor Eagle Properties and Investments LLC jstiff@wtplaw.com eslate@wtplaw.com;dchaney@whitefordlaw.com

Justin Fasano

on behalf of Creditor Gus Goldsmith jfasano@mhlawyers.com  
jfasanoecf@gmail.com;jfasano@ecf.courtdrive.com;sshin@mhlawyers.com;dmoorehead@mhlawyers.com

Lee S Raphael

on behalf of Creditor Gitsit Solutions LLC ecfl@ecf.courtdrive.com, cmartin@pralc.com

Maurice Belmont VerStandig

on behalf of Professional Maurice VerStandig mac@mbvesq.com  
lisa@mbvesq.com;verstandig.mauricer104982@notify.bestcase.com;verstandiglaw@recap.email

Nancy Greene

on behalf of Debtor Eagle Properties and Investments LLC ndg@ndglaw.com

Nancy Greene

on behalf of Plaintiff Eagle Properties and Investments LLC ndg@ndglaw.com

Nancy Greene

on behalf of Professional N D Greene PC ndg@ndglaw.com

Richard E. Hagerty

on behalf of Defendant Navy Federal Financial Group LLC richard.hagerty@troutmansanders.com,  
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Robert Hockenbury

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